



## DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT

Stephen F. Lynch  
Director

County Office Building, 160 Genesee Street, Auburn, New York 13021  
Voice: (315) 253-1276

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Fax: (315) 253-1499

### Narrative Information Sheet

#### 1. Applicant Identification

Cayuga, County of  
160 Genesee Street  
Auburn, New York 13021

#### 2. Funding Requested

- a. Assessment Grant Type: Community-Wide Assessment
- b. Federal Funds Requested:
  - i. \$300,000
  - ii. Cayuga County is not requesting a Site-specific Assessment Grant waiver of the \$200,000 limit.
- c. Contamination: Hazardous Substances (\$225,000) and Petroleum (\$75,000)

#### 3. Location

Cayuga County, New York State. The county limits represent the jurisdictional boundaries for this Community-wide Assessment Grant.

#### 4. Property Information for Site-Specific Proposals

Not applicable - Cayuga County is not applying for a Site-specific Assessment Grant.

#### 5. Contacts

- a. Project Director:  
Stephen F. Lynch, AICP, Director  
Cayuga County Planning & Economic Development  
Cayuga County Development Corporation  
Cayuga County Office Bldg., 5<sup>th</sup> Floor  
160 Genesee Street  
Auburn, New York 13021  
Tel: (315) 253-1276  
Email: [slynch@cayugacounty.us](mailto:slynch@cayugacounty.us)

- b. Chief Executive Officer:  
J. Justin Woods, JD, LLM, MPA  
County Administrator  
Cayuga County  
160 Genesee Street, 6<sup>th</sup> Floor  
Auburn, New York 13021  
Tel: (315) 253-1525  
Email: [jwoods@cayugacounty.us](mailto:jwoods@cayugacounty.us)

**6. Population (All data is 2017 ACS 5 yr. population estimate)**

Cayuga County estimated population: 78,319  
Village of Moravia estimated population: 1,469  
Town of Locke estimated population: 1,751  
Town of Moravia estimated population: 3,498

**7. Other Factors Checklist**

- | a. <u>Other Factors:</u>                                      | <u>Page #</u> |
|---|---------------|
| Community population is 10,000 or less                        | 1             |
| The priority site(s) is adjacent to a body of water           | 1             |
| The priority site(s) is in a federally designated flood plain | 1             |

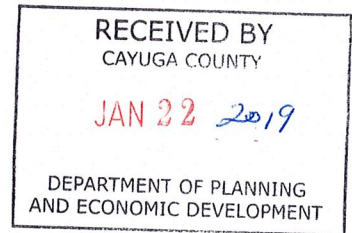
**8. Letter from the State or Tribal Environmental Authority**

Please refer to the attached acknowledgement letter from the New York State Department of Environmental Conservation (NYSDEC).

# NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Bureau of Program Management  
625 Broadway, 12th Floor, Albany, NY 12233-7012  
P: (518) 402-9764 | F: (518) 402-9722  
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January 11, 2019



Stephen F. Lynch, AICP, Director  
Cayuga County Planning & Economic Development  
Cayuga County Development Corporation  
Cayuga County Office Bldg., 5th Floor  
160 Genesee Street  
Auburn, NY 13021

Dear Mr. Lynch:

This is to acknowledge that the New York State Department of Environmental Conservation (DEC) received a request from Cayuga County's consultant, Barton & Loguidice, dated January 3, 2019, for a state acknowledgement letter for a Federal Year 2019 United States Environmental Protection Agency (USEPA) Brownfields grant.

I understand that Cayuga County plans to submit a Brownfield Community-wide Assessment Grant application for hazardous substances and petroleum in the amount of \$300,000. Focus of the funding will be to conduct Phase I and Phase II Environmental Site Assessments on priority Brownfield sites in Cayuga County. In addition to the site assessments, funding will be allocated to conduct associated planning (including remediation planning) and community involvement activities. Please note that the USEPA criteria for an assessment grant specifies that, if selected, Cayuga County may only expend up to \$200,000 of the grant on a specific site.

DEC encourages initiatives to redevelop brownfields with the goal of mitigating any environmental and health impacts that they might pose.

Sincerely,

A handwritten signature in dark ink, appearing to read "Theodore A. Bennett".

Theodore Bennett  
Director  
Bureau of Program Management

ec: T. Wesley, USEPA Region 2  
S. Edwards, DEC Albany  
H. Warner, DEC Region 7  
S. LeFevre, Barton & Loguidice



Department of  
Environmental  
Conservation

**1. Project Area Description and Plans for Revitalization (30 points)**

**1.a. Target Area and Brownfields (15 points)**

**1.a.i. Background and Description of Target Area (5 points)**

Much of New York State has been marred by generations of shifting transit systems, each bringing its own industrial boom then abandoned for the next. In the age of interstate highways older communities of Cayuga County are left with generations of blighted, vacant, and underutilized land sandwiched between abandoned and deteriorating transit corridors. These corridors often run concurrent with low lands making lakes and waterways vulnerable especially as storms increase in intensity and frequency. Where these sites do fall outside the 100 year floodplain the blight renders the land useless despite neighboring sites being increasingly vulnerable to flood. Such is the case along the Route 38/Lehigh Valley Railroad corridor tying the Village of Moravia to the Hamlet of Locke. Route 38 turns to Main Street as it runs through each community. This once busy regional corridor is littered with abandoned gas stations dating back to the 1960s. Just to the west of the shared Main Street sits the former Lehigh Valley Rail bed which last served Locke in 1977. Many of the buildings associated with industry along the former rail bed have been demolished, yet the environmental legacy of coal yards, petrochemical storage, and structures containing lead and asbestos remains.

The Village of Moravia (2017 pop. estimate 1,469) sits within the Town of Moravia (2017 pop. estimate 3,498) and is included in the Town population count. The Town of Locke's population is 1,751 (2017 pop. estimate). The Hamlet of Locke is located in the Town of Locke and is too small for an official population count<sup>1</sup>. These municipalities sit strategically within Cayuga County approximately 20 miles from Auburn, the county seat, to the north and about 20 miles from Ithaca, a booming college town, to the south. The rural setting of the town and village with proximity to population centers was once integral to the local agricultural industry which employed 60% of Locke's population in 1960, compared to 5% in 2010. Similarly, manufacturing in the Village of Moravia employed 36% in 1960 when supported by rail, and has dropped to approximately 18% as estimated for 2017. One of two census tracts in Moravia is a potential NYSDEC Environmental Justice Area with 44.66% minority makeup.

Despite a large decline in employment related to farming county-wide, the land dedicated to farming within the county decreased by only 23% since 1950. This apparent abundance of land, affordable housing, and easy commute to population centers is placing development pressure on both the town and village which hover around only a 7% vacancy rate. Despite the benefits of a growing population, this presents issues for both communities struggling with adequate services for water, sewage, and services for youth and the elderly. Moreover, this presents issue for the entire region. Tributaries supporting Owasco Lake, the water source for some 44,000 people, intertwine throughout the corridor and cross proposed brownfield sites. Owasco Lake is the sole water source for the City of Auburn which is already suffering from a poverty rate of 17.6% and an unemployment rate of 4.8%, both higher than state and national rates. Similarly, 2017 estimates expect 14% of all families are in poverty and 23% of families with related children under 18 are in poverty.

**1.a.ii. Description of the Priority Brownfield Site(s) (10 points)**

The entire corridor and every proposed site is either in, or adjacent to, the FEMA designated 100 year floodplain. Potentially contaminated sites within the flood zone pose a continued threat to the already fragile water system. Owasco Lake tributaries run through and along the project corridor with smaller tributaries crossing many of the proposed sites. The selected

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<sup>1</sup> In New York State, Hamlets are not incorporated municipalities.

Priority Brownfield site is located in the Town of Locke just above the floodplain. This 44 acres of land make up the largest portion of centrally located underdeveloped land not in, but adjacent to, the 100 year floodplain. If remediated these contiguous parcels would become prime development land focusing construction in an already developed area, helping to stop the spread of impervious surfaces into existing farm land. This site also provides a unique resiliency strategy. 16 parcels on the east side of the Hamlet's Main Street commercial area are more than 25% inside of the 100 year floodplain. This site could give option to current residents and business owners in the event that their property could not be recovered following a flood.

The Priority Brownfield, similar to the other proposed sites, once served as a portion of former Lehigh Valley Rail bed. Aside from the rail itself the site also contained agricultural sales including feed, fertilizer, and petroleum fuels. In 1975 contiguous parcels experienced a tank truck accident spilling 8,300 gallons of gasoline into storm sewers and roads and burning 11 buildings. After the 1977 decommissioning of the rail the sites have been used for storage, junk yards, and illegal dumping. The illegal dumping continues to this day including televisions, refrigerators, tires, and suspected waste oil drums. A portion of the site contains legal storage facilities including an auction house, and feed storage.

**1.b. Revitalization of the Target Area (9 points)**

**1.b.i. Redevelopment Strategy and Alignment with Revitalization Plans (5 points)**

As previously discussed, the Moravia and Locke corridor of Cayuga County has experienced a growing number of industrial buildings and properties that sit vacant along NY Route 38 and the former Lehigh Valley Railroad. Many of these properties are Brownfields which have become a burden for the three target communities, the Town and Village of Moravia and the Town of Locke, who are facing significant challenges in their efforts to redevelop the sites and return them to the tax rolls. Community planning efforts in all three target area communities have focused on the need to assess, cleanup, and redevelop brownfield sites to spur economic development under "Smart Growth" planning principles.

Cayuga County will use EPA Assessment Grant funds to perform Phase I and Phase II ESAs and develop associated cleanup plans for priority Brownfield sites within the three targeted communities whose end use is consistent with the following land-use goals: 1) climate-smart, infill economic development opportunities that provide support services for the Finger Lakes tourism industry to promote job growth; 2) encourage environmentally-friendly site reuse options, particularly for locally-owned businesses and entrepreneurial ventures; and 3) expand open space and parks. The NY-38 corridor runs through the three communities and is a scenic, rural, high-volume highway and several of the targeted brownfield sites are some of the few large, developable properties located outside the Owasco Inlet and Mill Creek floodplains.

Each of the target communities are actively working to implement past and current plans that will create a place where people want to live and businesses want to locate. An absolutely critical component of the strategy is a Brownfields assessment and cleanup planning effort that will complement and build upon past and current planning and design efforts in each of the host communities. The Town of Locke recently updated its Comprehensive Plan in 2010 which called for the Towns of Locke and Moravia and Village of Moravia to collaborate on an inter-municipal economic growth strategy focused on NY Route 38. The Village and Town of Moravia are currently undergoing Comprehensive Plan updates. The Village's Plan contains a goal to "Redevelop Brownfields" and will focus economic development in its Central Business District and Main Street (NY-38). The Town's Plan will promote climate-smart, infill development in areas around the Village already served by suitable infrastructure – referred to as the "civic and

commercial center of Southern Cayuga County.”

**1.b.ii. Outcomes and Benefits of Redevelopment Strategy (4 points)**

The comprehensive community and economic development goals of Cayuga County as well as the Town of Locke and Town and Village of Moravia target the cleanup and redevelopment of the NY Route 38 Corridor with the following outcomes mentioned above in 1.b.i. This strategy is attainable due to the success of the Finger Lakes tourism industry which brought in \$102 million in direct revenue, \$47.5 million in total labor income (including direct and induced employment), and 1,700 total jobs in Cayuga County alone in 2017. The grant is also expected to facilitate the creation of pocket parks in areas of the Village of Moravia and hamlet of Locke as well as promoting the establishment of a sections of the former Lehigh Valley Railroad as connecting greenways for pedestrians and wildlife through the three communities. The Owasco Inlet and Mill Creek are both prone to flood occurrences so the pocket parks on former brownfield sites may be able to host stormwater management facilities as well.

The expected outcomes associated with the Assessment Grant include the remediation and redevelopment of multiple Brownfield sites, the creation of new jobs, an increase in the County and municipalities’ commercial tax base, the expansion or creation of open space areas, and the creation of multi-use greenways along the former Lehigh Valley Railroad. “Smart growth” development that brings investment to infill properties in the corridor will only be possible if abandoned brownfields in the corridor are also remediated for public benefit. Assessing properties in these areas will help property owners mitigate environmental hazards that exacerbate chronic disease.

**1.c. Strategy for Leveraging Resources (6 points)**

**1.c.i. Resources Needed for Site Reuse (4 points)**

Cayuga County is working closely with various state and federal partners to identify funding opportunities to help implement the Local Waterfront Revitalization Plan (LWRP) administered by the NYS Department of State (DOS); economic development assistance through the Empire State Development Corporation (ESDC) and US Economic Development Agency (EDA); community development assistance from the NYS Housing and Community Renewal; and workforce development assistance through the regional Workforce Investment Board.

The County has also identified other EPA, federal, and state programs that could be used to fund site cleanups, assist with infrastructure improvements, and enable individual property owners to redevelop their sites. The County will use access agreements with owners to conduct the Phase I and Phase II investigations on private property. The County may also consider acquisition of these properties in order to meet the objectives of the Brownfields Assessment Program and related revitalization plans, provided the sites meet the EPA’s eligibility requirements. The County will encourage owners of the Brownfield sites to enter into NYSDEC’s Brownfield Cleanup Program (BCP), and the County will facilitate the eventual redevelopment of these properties by assisting the property owners with infrastructure improvements, permitting, planning, and zoning review.

**1.c.ii. Use of Existing Infrastructure (2 points)**

The availability of water, sewer, and utilities (gas, electric, and broadband) will be included in the site selection ranking criteria that the Brownfields Team and the County will use to guide the allocation of EPA and leveraged funding. The County will prioritize sites that can be connected to existing infrastructure *ahead* of sites that require expensive extensions of water and sewer or utilities in less developed areas.



**Community Need and Community Engagement (20 points)**

**2.a. Community Need (12 points)**

**2.a.i. The Community's Need for Funding (3 points)**

Over the last fifty years, southern Cayuga County has struggled to provide adequate employment opportunities locally, causing residents to travel to the Cities of Auburn, Ithaca, and Cortland in search of work. Wages lag behind state and national averages as well. Residents in the three communities continue to be exposed to harmful contaminants and unhealthy living conditions as a result of the numerous Brownfield sites in the NY-38/former Lehigh Valley Rail corridor. However, the municipalities do not have the necessary funds to investigate, cleanup and make available these sites for developers to establish businesses, create job opportunities for local residents, and generate much needed tax revenue.

**2.a.ii. Threats to Sensitive Populations (9 points)**

**(1) Health or Welfare (3 points)**

Low-to-moderate income households, according to US HUD, account for 35%, 40%, and 44% of the total in the Town of Moravia, Village of Moravia, and Town of Locke, respectively. Additionally, the poverty rate for those over the age of 65 in the Village of Moravia is nearly double that of the national average. This is even more striking considering that the over-65 population in the Village is over 6% higher than the national average. Per capita income is significantly lower than the state and national averages. This figure stands at \$28,328, \$24,583, and \$20,120 in the Town of Moravia, Village of Moravia, and Town of Locke, respectively, compared to \$35,752 and \$31,177 in NYS and the nation.

These poverty figures are compounded by the fact that 45.5%, 45.5%, and 100% of families headed solely by females with no husband present and with children present under the age of 5 residing in the Town of Moravia, Village of Moravia, and Town of Locke, respectively, have household incomes below the poverty level. These statistics compare to 37.7% and 43.7% at the state and national levels. Further, 52% of students in the Moravia Central School District – which covers the target communities – are Economically Disadvantaged. The school district has been identified as a Focus District under the Every Student Succeeds Act and the Office of Accountability for the subgroup of economically disadvantaged students due its very low four-year graduation rate.

**(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions (3 points)**

Due to the rural nature of Cayuga County and the small population size of the target Towns and Village, it was not possible to obtain specific health-related information or data for each of the three individual target communities. However, according to the findings of the New York Expanded Behavioral Risk Factor Surveillance System on [HealtheCNY.org](http://HealtheCNY.org), socioeconomic conditions in southern Cayuga County limit public access to health care. Southern Cayuga County is designated as a Health Professional Shortage Area (HPSA) for primary health for the Medicaid eligible population.

In the targeted communities, radon levels are significantly higher than other communities in the County. The average pCi/l is 8.11 in the Town of Moravia and 10.64 in Locke. These levels place the targeted areas in Zone 1 and 2 according to the United States Environmental Protection Agency. These areas have moderate and high potential for radon poisoning. Lead poisoning is also more common in the target communities than the rest of the county according to the Cayuga County Healthy Neighborhoods Program Report (2017 – 2018).

Additionally, childhood obesity in Cayuga County of 34.7% is higher than NYS (excluding NYC) at 33.3%. Adult diabetes in the County (9.2%) also exceeds NYS (9.0%). Cayuga County's

heart disease death rate exceeds that of NYS – 112.1 per 100,000 compared to 110.1. Lastly, Cayuga County’s lung cancer death rate exceeds that of NYS – 51.9 per 100,000 compared to 47.9. Further, lung cancer incidence for men and women separately in Cayuga County – 90.4 and 67.1 per 100,000, respectively – exceeds that of NYS – 72.0 and 54.7, respectively.

The Brownfield sites in the three target communities that have been identified for Phase I and/or Phase II ESAs are primarily located near residential neighborhoods, schools, along tributaries of public drinking water sources, and/or public parks where sensitive populations are potentially exposed to contaminants via direct contact, ingestion, and inhalation exposure pathways. Specifically, the various types of contaminants detected at these Brownfield sites include volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), heavy metals, PCBs, and asbestos. Exposure to VOCs at high enough concentrations can cause damage to the central nervous system, the kidneys and the liver, while exposure to heavy metals can result in kidney damage, cancer, and neurological damage. PCBs are a known carcinogen, while exposure to airborne asbestos fibers can result in asbestosis.

(3) Economically Impoverished/Disproportionately Impacted Populations (3 points)

As previously discussed 52% of the Moravia Central School District students are Economically Disadvantaged. In 2005, Cayuga County had the 24th highest incidence of elevated blood lead levels in the State, not including NYC. The Village of Moravia held the second largest concentration of new and long term lead cases in the county. Between the three municipalities 69% of the housing stock was built in or before 1978 with a full 51% built in or before 1950. In addition to these issues with increased childhood lead exposure the Village of Moravia residential areas are concentrated to the west of the NY-38/ Lehigh Valley Rail Corridor while the schools are located to the east. This forces many students to navigate through the brownfield corridor, every day, often by foot. In the Town of Locke the proposed brownfield sites hold a disproportionate amount of land outside of the FEMA designated 100 year Floodplain. This has pushed residential development to flood prone areas requiring costly flood insurance, which is especially burdensome in Locke with a per capita income of \$21,120.

Cayuga County supports demolition and remediation of blighted sites, but only if they owe back taxes. Testing costs and liabilities associated with this process limit its use. Additionally, New York State’s 2% tax cap has greatly limited county and municipal abilities to use taxes as a means to raise funds to deal with blighted and contaminated sites.

**2.b. Community Engagement (8 points)**

2.b.i. Community Involvement (5 points)

The following local partners will be *directly* involved in public outreach and site identification, and will provide valuable input on the development of end-use feasibility studies.

<b>Partner Name</b>	<b>Point of Contact</b>	<b>Role in Project</b>
Moravia-Locke Chamber of Commerce	Fritz Hess 315-497-1431	Connect to business owners
Moravia Rotary Club	Michael Pizzola 315-497-3047	Outreach
Cayuga Owasco Lakes Historical Society	Roger Phillips 315-497-3906	Outreach & Support Phase 1 ESA Research
Power Library	Lori A. Cochran 315-497-1955	Public Education re: environmental hazards



<b>Partner Name</b>	<b>Point of Contact</b>	<b>Role in Project</b>
Moravia Volunteer Fire Company	Ed Shea 315-497-1700	Meeting space
Southern Cayuga County Cablevision	Ray Dyer 315-497-0444	Inform citizens & stakeholders
Locke Town Board	Craig Todd 315-729-3761	Represent Town interests/ Assist in site selection
Moravia Town Board	Terry Baxter 315-497-1972	Represent Town interests/ Assist in site selection
Moravia Village Board	Gary Mulvaney 315-497-1820	Represent Village interests/ Assist in site selection
City of Auburn, Dept. of Planning and Economic Development	Renee Jensen 315-253-3513	USEPA Brownfield grant experience
Tour Cayuga	Karen Kuhl 315-255-1658	Visioning
Cayuga Economic Development Agency	Tracy Verrier 315-252-3500	Accessing Redevelopment visioning/ promoting sites for redevelopment/ Workforce development
Moravia Central School District	Anita Burhans 315-497-2670	Outreach/ meeting space

**2.b.ii. Incorporating Community Input (3 points)**

The County will implement the following actions to ensure that the target communities are informed about Brownfield assessment and redevelopment activities:

- Special Brownfields Forums will be held to discuss the Brownfields Assessment Program. The program will be advertised in local newspapers and on the County's website. Three (3) public meetings are planned, one in each target community. At the first meeting, the County will introduce the staff who will oversee the project, and explain how the Brownfields Assessment Program will fit into the strategic development program of each targeted community. County staff will present the approach to be used in the performance of ESAs, the criteria to be used in selecting specific sites, and the development of cleanup and reuse plans. The second and third public meetings will be advertised and held to answer questions about the ongoing results of the project.
- Accessible Phase I and Phase II ESA Reports, including notifications regarding the performance of Phase I and Phase II ESAs, site cleanup estimates, and proposed site redevelopment plans will be made available at the public libraries and at the Village and Town Offices in the three targeted communities for public review prior to any relevant public meetings. Electronic copies of these plans/reports will also be accessible on a designated project website.

Outreach to stakeholders, such as fact sheets describing targeted Brownfield sites, cleanup alternatives, and general program status will be distributed to residents, property owners, community based organizations, corridor businesses, and impacted neighborhood groups within the target communities. These materials will be prepared in both English and Spanish and updated as needed throughout the project period.

**3. Task Descriptions, Cost Estimates, and Measuring Progress (35 points)****3.a. Description of Tasks and Activities (15 points)**

Project Implementation (10 points)

The Cayuga County Planning Department will serve as the project manager, and will establish and coordinate the project schedule with members of the volunteer Brownfields Team. The Brownfields Team will include members of the Cayuga County Economic Development Agency, Town and Village Board members from the host municipalities, property and business owners from the targeted communities, members of civic and neighborhood-based organizations and interested citizens, and City of Auburn Brownfield Program staff.

Once a contract is finalized with the EPA, the County will undertake a competitive procurement process in accordance with the provisions of 40 CFR 31.36 for the selection of a qualified environmental professional (QEP) to implement the Brownfields Assessment program on behalf of the County. Specifically, a Request for Quotation (RFQ) will be sent out in order to identify and hire a QEP within the first 4 months of the project. While the RFQ process is underway, the Brownfields Team will oversee the development of the brownfield inventory, which will be completed within the first 7 months. Evaluation of the applications for site assessment will occur between months 8-11 with input from the Brownfields Team and the QEP. The performance of Phase I and Phase II ESAs will occur between months 12-30. Obtaining access to the targeted Brownfield sites is not anticipated to be difficult, many of the sites are on the County's tax delinquent property rolls and are eligible for foreclosure. Regardless, Cayuga County will work with the affected land owners to obtain site access agreements, or work with municipal attorneys to pursue additional options for site access as needed.

Development of cleanup and reuse development plans will occur during months 30-36 of the project. Specifically, for each property that undergoes a Phase II investigation, the QEP will be asked to develop remediation plans for the site. In addition, Cayuga County will solicit community input during this process to guide redevelopment activities for priority properties.

Applications for site assessments will be used to prioritize and select sites for the performance of Phase I and Phase II ESAs. The application form will request information about the property, its potential for redevelopment and reuse, and any remediation work that has been completed to date. The application forms will be made available to private developers or other stakeholder looking for site assessment work to be completed on a particular site. The submitted applications will be evaluated by the Brownfields Team to ensure that the Brownfield sites proposed for Phase I and Phase II ESAs are characteristic of, or similar to, the previously identified Brownfield sites that exist in the three target communities and that are having a significant detrimental impact on the adjacent residents and property owners.

Task/Activity Lead (5 points)

**Task 1:** Programmatic activities associated with EPA quarterly and annual reporting, including ACRES reporting, coordination with the selected QEP, travel to the national EPA Brownfield conference and EPA Brownfields Grantee sessions in Albany, NY, and preparation of payment requests and documentation in accordance with federal requirements.

**Task 2:** Community Involvement/Outreach activities include the preparation of fact sheets and press releases to update the community on the progress of Brownfields assessment activities. This task also includes attendance at Brownfield Team meetings and other outreach opportunities.

**Task 3:** This task includes the performance of Phase I and Phase II ESAs. These assessments will help determine the degree and extent of contamination at the priority properties. Phase I assessments will involve research into historical site usage, analysis of government records, and physical site inspections. Laboratory analysis of soil and groundwater samples, as well as tests and surveys of soils, groundwater, and other potentially hazardous materials as approved by the EPA,

will be conducted as part of the Phase II investigations. The County has already identified numerous sites to be included in the assessment process, and expects to identify several others via suggestions from residents and community partners. The County anticipates that up to 24 Phase I ESAs and up to 8 Phase II site investigations, including the preparation of work plans, health and safety plans, and final site investigation reports, will be completed under this task:

- 24 Phase I assessments at a cost of \$3,500 each (average), for a total of \$84,000.
  - 8 Phase II site investigations at a cost of \$20,250 each (average), for a total of \$162,000
- The County will submit Work Plans and Health and Safety Plans to both the NYSDEC and EPA prior to the start of Phase II site investigation activities. These plans will include information about the site's history, hydrogeologic setting, sampling procedures, and locations.

**Task 4:** This task includes the preparation of site cleanup estimates and property reuse scenarios for the priority sites with completed Phase II site investigations. This task includes QEP costs for the analysis of remedial alternatives, selection of a recommended cleanup option, and preparation of feasibility plans for suitable land and building uses, such as commercial, light industrial, retail, public recreation facilities or parks. Feasibility plans will also include analysis of infrastructure that may be required for these reuse scenarios.

- Evaluate 8 sites at a cost of \$5,250 each (average), for a total of \$42,000.

### **3.b. Cost Estimates and Outputs (15 points)**

#### Cost Estimates (10 points)

Cayuga County is requesting \$225,000 in Hazardous Substances Assessment Grant funding, and \$75,000 in Petroleum Assessment Grant funding, for a total of \$300,000. The budget for the proposed Brownfields Assessment Program consists primarily of contractual costs to conduct Phase I and Phase II ESAs on priority Brownfield sites, as well as the performance of cleanup and redevelopment planning. Modest costs are also proposed for community outreach and travel by County Planning Department staff to attend training courses and conferences recommended by the EPA. No EPA Brownfield Assessment funds will be spent on County personnel salaries or fringe benefits.

<b>Budget Categories (Programmatic Costs Only)</b>	<b>Task 1</b>	<b>Task 2</b>	<b>Task 3</b>	<b>Task 4</b>	<b>Total</b>
<b>Personnel</b>	\$0	\$0	\$0	\$0	\$0
<b>Fringe Benefits</b>	\$0	\$0	\$0	\$0	\$0
<b>Travel</b>	\$750 (pet) \$2,250 (haz)	\$0	\$0	\$0	\$750 (pet) \$2,250 (haz)
<b>Equipment</b>	\$0	\$0	\$0	\$0	\$0
<b>Supplies</b>	\$0	\$0	\$0	\$0	\$0
<b>Contractual</b>	\$1,500 (pet) \$4,500 (haz)	\$750 (pet) \$2,250 (haz)	\$61,500 (pet) \$184,500 (haz)	\$10,500 (pet) \$31,500 (haz)	\$74,250 (pet) \$222,750 (haz)
<b>Total Petroleum</b>	\$2,250	\$750	\$61,500	\$10,500	\$75,000
<b>Total Hazardous</b>	\$6,750	\$2,250	\$184,500	\$31,500	\$225,000
<b>Total Grant Request</b>	<b>\$9,000</b>	<b>\$3,000</b>	<b>\$246,000</b>	<b>\$42,000</b>	<b>\$300,000</b>

Outputs (5 points)

In terms of outputs, at least 24 Phase I ESAs and 8 Phase II Site Investigations will be completed. In addition, cleanup alternatives and reuse feasibility plans will be developed for each of the Phase II sites.

**3.c. Measuring Environmental Results (5 points)**

Pursuant to EPA Order 5700.7, “Environmental Results under EPA Assistance Agreements,” the County will be responsible for tracking the short- and long-term outputs and outcomes of this EPA Brownfields Assessment Grant project. The expected outcomes associated with the Assessment Grant include the remediation and redevelopment of multiple Brownfield sites in the target communities, the creation of new jobs, an increase in the commercial tax base, the addition of affordable housing units, and the expansion or creation of open space areas. With regards to the creation of new jobs, business owners will be encouraged to contact the regional Workforce Investment Board (WIB) in order to hire workers that have received education and training as a result of the services provided by WIB.

**4. Programmatic Capability and Past Performance (15 points)**

**4.a. Programmatic Capability (9 points)**

4.a.i. Organizational Structure (5 points)

The County will create a volunteer Brownfields Team to coordinate Assessment activities in conjunction with County Planning staff. The Brownfields Team includes officials from the NYSDEC Region 7 Office; County, Town and Village members representing Moravia and Locke; property and business owners; and members of various civic organizations and interested citizens.

The project director will be Stephen Lynch, AICP, Director of the Cayuga County Department of Planning and Economic Development. Mr. Lynch has been the Director since 2006 and prior to that he was the Director at the City of Auburn Office of Planning and Economic Development. Mr. Lynch has experience with community and economic development projects that involved revitalization of underutilized parcels.

Programmatic activities will be coordinated by Bruce R. Natale, P.E., Cayuga County’s Environmental Engineer, who has over 30 years of experience in environmental chemistry, remediation and engineering. He is the County’s lead on their State Environmental Restoration Program clean-up project: a burnt-out gas station with hazardous lead levels due to battery disposal. Mr. Natale has also assisted USEPA Region 2 staff with hazardous waste investigations near the Powerex plant in Auburn and an emergency drum removal at the Brillo Landfill in Victory. Michele Wunderlich, the County’s chief Environmental Planner for the past decade will assist. Ms. Wunderlich’s experience includes public participation, coordination, project administration and PCB chemistry. Kiva VanDerGeest, Planner, will also assist. In Rome, NY. Ms. VanDerGeest served as an advisor to the planning board and worked on a commercial façade renovation program, which included asbestos surveys and lead testing.

Mr. Natale and Ms. Wunderlich have additional experience related to brownfield cleanups, remediation and resiliency. Both were members of the steering committee for the City of Auburn’s downtown brownfield assessment program. Both have experience researching and remediating petroleum storage sites, as from 2008-2011 they oversaw the removal of fourteen petroleum storage tanks from eleven County owned sites. Plus, Mr. Natale has administered twenty hazardous waste collection grants, including one USEPA subgrant for an agricultural chemical collection.

Also, on the resiliency front, Mr. Natale serves as the County’s Flood Hazard Mitigation Engineer and has secured FMA funds for numerous project sites in Locke and Moravia. Plus,

Cayuga County received HUD Disaster Recovery Initiative Funds to design and construct stormwater retention pond system for the Town of Moravia to protect the historic and business districts in the Village.

An environmental consultant, selected by the federal procurement process, will serve as the environmental project manager of the EPA Brownfields Assessment program on behalf of the County. The selected environmental consultant will be responsible for the performance of Phase I and Phase II ESAs and the development of cleanup alternatives and reuse feasibility plans, and will also serve as a liaison amongst the County, the EPA, and the NYSDEC.

**4.a.ii. Acquiring Additional Resources (4 points)**

The professional employees involved in the County's Brownfields Program, as well as the involvement of long-time partnering contracted professionals, demonstrates the capacity of the County to retain project leadership should employee turnover occur. However, the County will use its standard employee recruiting system and existing Personnel Staff and policies to recruit qualified staff quickly if a position is vacated. Assistance has also been requested from the City of Auburn's Brownfield staff including Renee Jensen, who has worked with USEPA brownfield grant programs since 2010.

**4.b. Past Performance and Accomplishments (6 points)**

**4.b.ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements (6 points)**

**(1) Purpose and Accomplishments (3 points)**

(1)Cayuga County has received two NYS Environmental Facilities Corporation Green Innovation Grant Program grants in the amounts of \$712,000 in 2012 and \$600,000 in 2018 for the Owasco Flats Wetland Restoration and Riparian Buffer Initiative Project. This work reconnected the Owasco Inlet with its floodplain through the use of stormwater wetland basins to improve lake water quality and increase resiliency in the Inlet's watershed. The first grant closed out in early 2019 and the second grant is beginning now. Construction of the access road, water control structures and Basins #1 and #2 are completed with minor work scheduled for the spring. Basin #3 will be built under the second grant.

Cayuga County received a NYS Department of State Local Waterfront Revitalization Grant for the Owasco Lake Watershed Management Plan –Incorporation of the EPA Nine Key Elements in the amount of \$35,000 in 2016. This was an implementation grant of the main recommendation of the Owasco Lake Watershed Management and Waterfront Revitalization Plan (which was also funded through this grant stream) and includes the Towns of Moravia and Locke. This grant is scheduled to be completed in August 2019.

Cayuga County was awarded an Environmental Restoration Program Grant from the NYS Clean Water/Clean Air Bond Act. This was a grant for \$135,000 awarded in 2008 with an amended budget of \$197,222. This work included the removal of fuel tanks, pump island and lead contaminated soil from a County owned Brownfield (old gas station) in Meridian, NY. The County just received answer in November 2018 that the NYSDOH has to review a couple previous documents before authorizing a No Further Action.

**(2) Compliance with Grant Requirements (3 points)**

Cayuga County has been awarded and administered many grants from federal, state and local agencies, and the private sector. The County has been successful at building partnerships with local and regional economic development agencies, businesses and non-profits to ensure successful completion and positives outcomes. In regards to the three grants above, Cayuga County has complied with all work plans, reporting and terms and conditions of the grants.

## Attachment A

### Threshold Criteria for EPA Brownfields Assessment Grants

1. *Applicant Eligibility* – Cayuga County is the sole applicant for the proposed Cayuga County Brownfields Community-wide Assessment Grant Program using FY2019 EPA funding. The County is a “general purpose unit of local government as defined under 40 CFR Part 31.”
2. *Community Involvement* – Cayuga County has created a Brownfields Team and a comprehensive Community Involvement Plan (CIP) to inform affected residents, elected officials, and community groups about current Brownfield assessment activities and specific clean-up projects. The County uses this Plan to solicit comments regarding environmental findings at investigated sites and review potential redevelopment plans with residents in the affected neighborhoods. The County will update its Community Involvement Plan and continue to encourage public participation upon approval of this Assessment grant proposal.

For the Brownfields Assessment program, the County will utilize media outlets including local daily and weekly newspapers, cable access television, libraries, and the County’s Planning and Economic Development Office, and regular neighborhood meetings held by Cayuga County Planning staff members in affected Brownfield site areas. In addition, the County will develop a new Brownfields Assessment grant web page on its website that will be used to provide the public with updates regarding the progress of the Brownfields Assessment program. Furthermore, the County will utilize its Planning Department’s Facebook page and Twitter account to inform the public of the Assessment Grant award, and to provide the public with a way to interact with the County on the status and progress of the project in real time. The County will also implement the following actions to ensure that the community is informed about Brownfield cleanup and redevelopment activities:

  - Special Brownfields Forums will be held to discuss the Brownfields Assessment Program. The program will be advertised in local newspapers and on the County’s website. Three (3) public meetings are planned, one in each target community. At the first meeting, the County will introduce the staff who will oversee the project, and explain how the Brownfields Assessment Program will fit into the strategic development program of each targeted community. County staff will present the approach to be used in the performance of ESAs, the criteria to be used in selecting specific sites, and the development of cleanup and reuse plans. The second and third public meetings will be advertised and held to answer questions about the ongoing results of the project.
  - Outreach to stakeholders, such as fact sheets describing targeted Brownfield sites, cleanup alternatives, and general program status will be distributed to residents, property owners, community based organizations, corridor businesses, and impacted neighborhood groups within the target communities. These materials will be prepared in both English and Spanish and updated as needed throughout the project period.
3. *Expenditure of Assessment Grant Funds* – Cayuga County does not have an active EPA Brownfields Assessment Grant.

## Application for Federal Assistance SF-424

\* 1. Type of Submission:

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

\* 2. Type of Application:

- ☒ New  
☐ Continuation  
☐ Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

01/30/2019

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

NY

### 8. APPLICANT INFORMATION:

\* a. Legal Name:

Cayuga, County of

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

156000450

\* c. Organizational DUNS:

0588673340000

### d. Address:

\* Street1:

160 Genesee St.

Street2:

\* City:

Auburn

County/Parish:

NY

\* State:

NY: New York

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

130213424

### e. Organizational Unit:

Department Name:

Depart of Planning & Economic

Division Name:

### f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

\* First Name:

Bruce

Middle Name:

R.

\* Last Name:

Natale

Suffix:

P.E.

Title:

Environmental Engineer

Organizational Affiliation:

\* Telephone Number:

315-253-1276

Fax Number:

315-253-1499

\* Email:

bnatale@cayugacounty.us



## Application for Federal Assistance SF-424

### \* 9. Type of Applicant 1: Select Applicant Type:

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

### \* 10. Name of Federal Agency:

Environmental Protection Agency

### 11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

### \* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-18-06

\* Title:

FY19 GUIDELINES FOR BROWNFIELDS ASSESSMENT GRANTS

### 13. Competition Identification Number:

Title:

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

FY19 EPA Brownfields Community -Wide assessment Grant Proposal, Cayuga County, NY

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424****16. Congressional Districts Of:**\* a. Applicant \* b. Program/Project 

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**\* a. Start Date: \* b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="300,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="300,000.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:

Middle Name:

\* Last Name:

Suffix:

\* Title: \* Telephone Number:  Fax Number: \* Email: \* Signature of Authorized Representative:  \* Date Signed: